

CITY PLAN COMMISSION DOCKET

Tuesday, January 5, 2016

26th Floor, Council Chamber**Members**

Babette Macy, Chair
 Rev. Stan Archie, Vice-Chair
 Bobbi Baker-Hughes
 Margaret J. May

Enrique Gutierrez
 Trish Martin
 Coby Crowl
 Diane Burnette

9:00 A.M. – OTHER MATTERS

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.
- D. The City Plan Commission docket provides docket times for the convenience of the applicant and the community. These times only indicate the case will not be heard prior to the stated time. It does not guarantee the case will be heard at the stated time. Please be aware the docket often runs later than the stated time.

Council Planner Docket

District

No.

9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

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| 2 | OA | 1. | SD 1083F – Staley Meadows, Fifth Plat - To consider approval of a final plat in District R-7.5 (Residential – 7.5) on approximately 27.3 acres generally located on the north side of NE Shoal Creek Parkway, between N. Flora Avenue and N. Harrison Street, creating 56 single family lots and ten tracts (Private Open Space, Parkland, Stormwater Detention). (Continued from 12-15-15 – No Testimony)
Applicant: Staley Meadows, LLC, repr Weiskirch & Parks Engineers |
| 6 | JR | 2. | Case No. 9216-P-16 -- A request for approval of a Chapter 80 final plan, generally located west of Wyandotte St and south of W 141st Ter, in District M1-5 (Manufacturing 1) to allow expansion of an existing distribution facility.
Applicant: Phelps Engineering Inc., repr Strickland Construction |

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| 2 | JR | 3. | Case No. 12419-MPD-4 - Generally located at the NWC of NE 96 th Street and N Oak Trafficway, to consider approval of a rezoning to MPD, in District MPD (Master-Planned Development), creating one (1) commercial lot and two (2) tracts.
Applicant: QuikTrip Corporation |
| 4 | JE | 4. | Case No. 14560-MPD-1 – About 4.6 acres generally located south of E 38 th Street, west of Gillham Road, north of E 39 th Street and east of Warwick Blvd, to consider the approval of a final development plan in District MPD (Master Planned Development) for office, food & beverage, entertainment & spectator sport, daycare, parking, medical office, urban agriculture, artisan industrial and personal improvement services, uses.
Applicant: HP Development Partners, LLC |

Council	Planner	Docket
District		No.

9:00 A.M. – CONTINUED CASE

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| 5 | AW | 5. | Case No. 14614-P – About 0.8 acres generally located on the west side of Troost Avenue, between E 83 rd Terrace and E 84 th Street, to consider rezoning the site from District R-1.5 (Residential 1.5) to District B1-1 (Neighborhood Business 1 (dash 1)). (Continued from 12-15-15 – No Testimony)
Applicant: LeDena Washington |
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NEW CASES

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| 6 | AW | 6. | Case No. 6786-SU-33 – 1000 Carondelet Drive - A request for a Special Use Permit to allow for a hospital signage plan for St. Joseph Medical Center on approximately 30 acres south of I-435 between State Line Road and Wornall Road, in a district zoned R-0.5 (residential 0 dash 5), plus any necessary variances.
Applicant: St. Joseph Medical Center, repr. ASI Signage Innovations |
| 5 | AW | 7. | Case No. 14621-SU – 8201 Bannister Road – About .83 acres generally located at the southeast corner of James A Reed Road and Bannister Road, to consider approval of a Special Use Permit to expand an existing gas station and convenience store, plus any necessary variances.
Applicant: KAM Design, Khalid Banday |
| 5 | OA | 8. | Case No. 7899-MPD-12 - About 55 acres generally bounded by E. 51st Street and Rockhurst Road on the north, E. 54th Street and E. 55th Street on the south, The Paseo on the east, and Troost Avenue on the west, to consider rezoning from District MPD (Master Planned Development) to District MPD (Master Planned Development), for the purpose of amending the existing educational institution MPD preliminary development plan to allow for two (2) four-plex townhomes.
Applicant: Nolte & Associates, P.A. |

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Council District	Planner	Docket No.	
			9:30 A.M. – CONTINUED CASE

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| 6 | OA | 8. | <p>Case No. 9544-P-3 - About 23 acres generally located at the northeast corner of E. 111th Street and Blue Ridge Boulevard, to consider approval of a council approved signage plan in District R-7.5 for Ruskin High School. (Continued from 12-1-15 – No Testimony)</p> <p>Applicant: Hickman Mills C-1, Dr. Steven Meyers</p> |
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NEW CASES

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| 2 | OA | 10. | <p>Case No. 7893-GP-11 – About 34.84 acres generally located at the northwest corner of NW Cookingham Drive and NW Prairie View Road, to amend a previously approved preliminary development plan in District B3-3 (Community Business (formerly GP-3 - Regional Business)), to allow for expansion of the existing parking facility in place of retail/ office buildings.</p> <p>Applicant: TPS Kansas City, LLC, repr. Lutjen, Inc.</p> |
| 5 | JR | 11. | <p>SD 1525 – Dollar General – Raytown Rd Preliminary Plat - To consider approval of a preliminary plat for two nonresidential lots on about four acres in District B2-2 (Neighborhood Business) generally located at 8710 Raytown Rd.</p> <p>Applicant: Capitol Growth Buchalter, repr. Powell & Associates, LLC</p> |
| 3 | JR | 12. | <p>Case No. 14626-UR - About 18 acres generally located south of Independence Ave and east of Hardesty Ave, to consider rezoning from District M1-5 (Manufacturing 1) to District UR (Urban Redevelopment), and approval of a preliminary development plan for reuse and rehabilitation of existing buildings.</p> <p>Applicant: Benton Lloyd & Chung LLP, repr. Phronesis LLC</p> |
| 4 | JE | 13. | <p>Case No. 14620-P – About 0.3 acres generally located at 1717 W. 9th Street, on the south side of West 9th Street, just east of State line, to consider rezoning the site from District M 3-5 (Manufacturing 3 (dash 5)) to District DX-7 Downtown Mixed Use (Dash 7).</p> <p>Applicant: 1717 W. 9th LLC</p> |
| 4 | JE | 14. | <p>Case No. 14623-UR – About 54 acres generally located on either side of North Corrington Avenue, about 3,000 feet north of E Front Street and east of I-435, to consider rezoning from District M 3-5 (Manufacturing 3 (dash 5)) to District UR (Urban redevelopment district) and approval of a development plan that serves as a Preliminary Plat for five industrial lots and about 835,000 sf of building.</p> <p>Applicant: Universal Land Development Co., Ltd. Repr. White Goss</p> |



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.